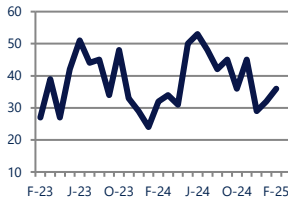


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ACCOMACK COUNTY HOUSING MARKET** FEBRUARY 2025

Units Sold

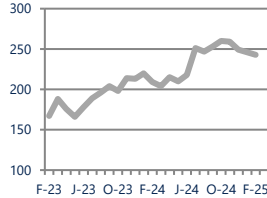
36



Up 13%
Vs. Year Ago

Active Inventory

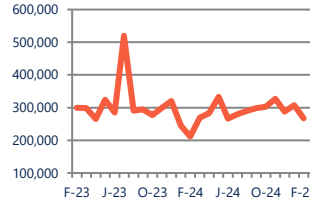
243



Up 16%
Vs. Year Ago

Median Sale Price

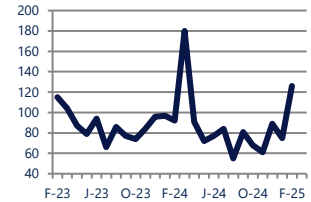
\$267,000



Up
Vs. Year Ago

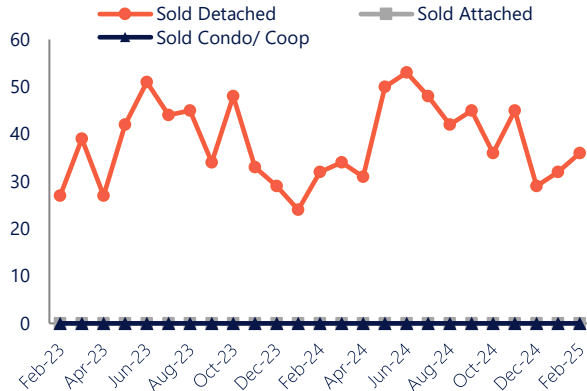
Days On Market

126



Up 37%
Vs. Year Ago

Units Sold*



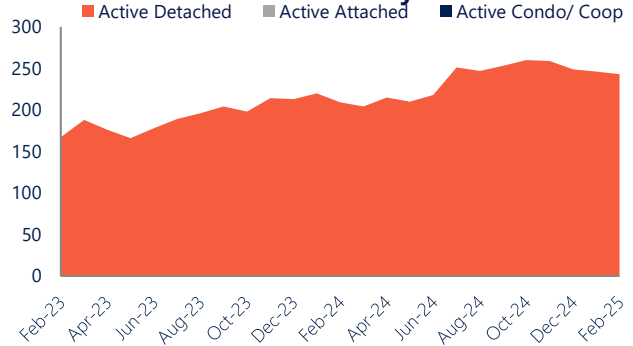
Units Sold

There was an increase in total units sold in February, with 36 sold this month in Accomack County versus 32 last month, an increase of 13%. This month's total units sold was higher than at this time last year, an increase of 13% versus February 2024.

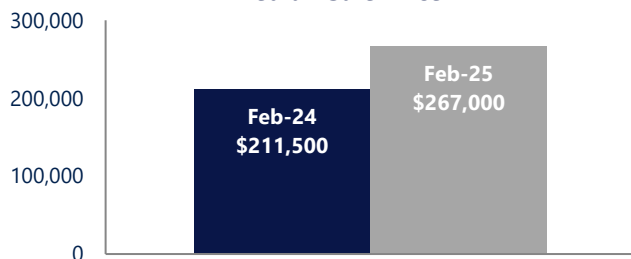
Active Inventory

Versus last year, the total number of homes available this month is higher by 34 units or 16%. The total number of active inventory this February was 243 compared to 209 in February 2024. This month's total of 243 is lower than the previous month's total supply of available inventory of 246, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Accomack County Homes was \$211,500. This February, the median sale price was \$267,000, an increase of \$55,500 compared to last year. The current median sold price is lower than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

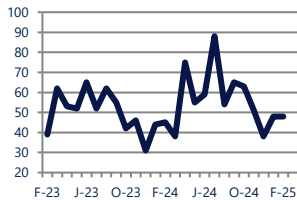
Information included in this report is based on data supplied by ESAOR and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of ESAOR or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ACCOMACK COUNTY HOUSING MARKET** FEBRUARY 2025

New Listings

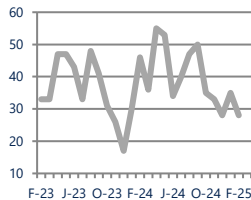
48



Up 7%
Vs. Year Ago

Current Contracts

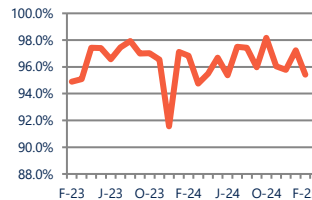
28



Down -39%
Vs. Year Ago

Sold Vs. List Price

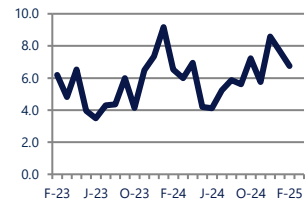
95.4%



Down -1.4%
Vs. Year Ago

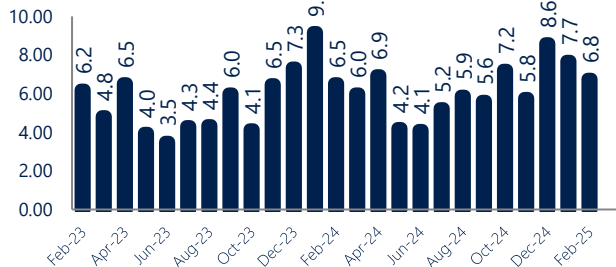
Months of Supply

6.8



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

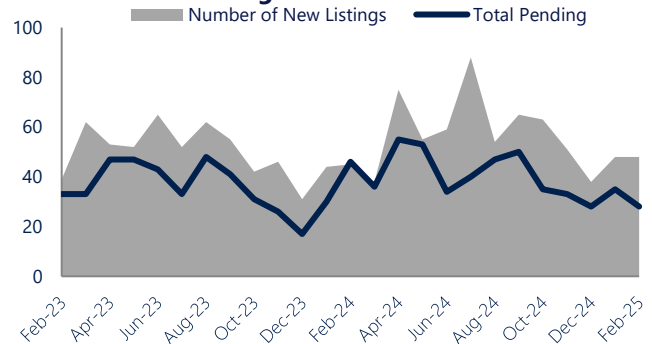
In February, there was 6.8 months of supply available in Accomack County, compared to 6.5 in February 2024. That is an increase of 3% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

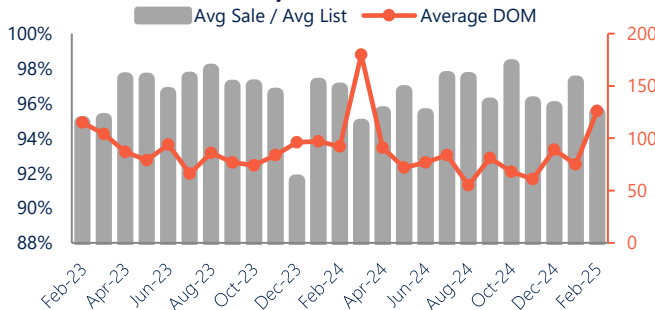
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Accomack County compared to 45 in February 2024, an increase of 7%. There were 28 current contracts pending sale this February compared to 46 a year ago. The number of current contracts is 39% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Accomack County was 95.4% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 126, higher than the average last year, which was 92, an increase of 37%.